

City of Marlborough Public Meeting Posting

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CITY OF MARLBOROUGH

2023 AUG 25 PM 2: 24

Meeting Name: City Council Urban Affairs Committee
Date: September 6, 2023
Time: 7:30 PM
Location: City Council Chamber, 2nd Floor, City Hall, 140 Main Street

This meeting will be held in the City Council Chamber. Public attendance is permitted. The meeting will be televised on WMCT-TV (Comcast Channel 8 or Verizon/Fios Channel 34) or you can view the meeting using the link under the Meeting Videos tab on the city's website, home page (www.marlborough-ma.gov).

Order No.23-1008826: Application for Special Permit from Rick Marino, Trustee on behalf of Marco Realty Trust to expand a pre-existing nonconforming use pursuant to City Code Chapter 650 "Zoning" §12 (B) in the Marlborough Village Zoning (MV) District at 13-15 Mechanic Street.

Public Hearing held on July 24, 2023.

Order No.23-1008939: Application for Special Permit from George Voyiatzis to convert an existing structure into a multi-family residential building consisting of seventeen (17) units in the Neighborhood Business Zoning (NB) District at 358 Lincoln Street.

Public Hearing held on August 21, 2023.

THE LISTING OF TOPICS THAT THE CHAIR REASONABLY ANTICIPATES WILL BE DISCUSSED AT THE MEETING IS NOT INTENDED AS A GUARANTEE OF THE TOPICS THAT WILL HAVE BEEN DISCUSSED. NOT ALL TOPICS LISTED MAY IN FACT BE DISCUSSED, AND OTHER TOPICS NOT LISTED MAY ALSO BE BROUGHT UP FOR DISCUSSION TO THE EXTENT PERMITTED BY LAW.

The public should take due notice that the Marlborough City Council may have a quorum in attendance due to Standing Committees of the City Council consisting of both voting and non-voting members. However, members attending this duly posted meeting are participating and deliberating only in conjunction with the business of the Standing Committee.

Electronic devices, including laptops, cell phones, pagers, and PDAs must be turned off or put in silent mode upon entering the City Council Chamber, and any person violating this rule shall be asked to leave the chamber. Express authorization to utilize such devices may be granted by the President for recordkeeping purposes.

Comments
From
City Managers

City Council

From: Tin Htway
Sent: Tuesday, August 29, 2023 4:46 PM
To: City Council
Cc: Priscilla Ryder; Kevin Breen; David Giorgi; John Garside; Thomas DiPersio; Karen Boule
Subject: Re: From Atty, Falk for comment to the Urban Affairs Committee, Sept. 6th meeting: Review of Special Permit Application, Housing Development, Armory

No comments. Comments given at site plan review.

Best Regards,

Tin Htway, CBO
Building Commissioner
Marlborough Building Department
140 Main St. 2nd Floor, City Hall
Marlborough, MA 01752
(508) 460-3776 option 3

Sent from iPhone, apologies for any typos.

On Aug 29, 2023, at 3:48 PM, City Council <citycouncil@marlborough-ma.gov> wrote:

Draft decision for your comment.
Karen

Karen A. Boule, Secretary
Marlborough City Council
City Hall, 2nd Floor
Marlborough, MA 01752
508-460-3711
citycouncil@marlborough-ma.gov

From: Falk, Brian R. <bfalk@MirickOConnell.com>
Sent: Tuesday, August 29, 2023 2:19 PM
To: City Council <citycouncil@marlborough-ma.gov>
Cc: Karen Boule <kboule@marlborough-ma.gov>
Subject: RE: Urban Affairs Committee to meet on September 6, 2023, 7:30 PM, City Council Chamber, 2nd Floor, City Hall, Review of Special Permit Application, Housing Development, Armory

Greetings,

Attached is a draft decision for the Armory project. Please let me know if you have any questions.

Thanks,
Brian

City Council

From: John Garside
Sent: Wednesday, August 30, 2023 2:21 PM
To: City Council
Subject: Re: FYI TO SITE PLAN MEMBERS: 13-15 Mechanic Street and Armory, Lincoln Street, Proposed Special Permits to be heard by Urban Affairs on September 6 at 7:30 PM

Hi Karen,

The BOH has no comments or concerns with either of these two special permit applications.

-John

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From: City Council <citycouncil@marlborough-ma.gov>
Sent: Thursday, August 24, 2023 2:08:16 PM
To: Thomas DiPersio <tdipersio@marlborough-ma.gov>; Priscilla Ryder <pryder@marlborough-ma.gov>; Kevin Breen <kbreen@marlborough-ma.gov>; David Giorgi <dgiorgi@marlborough-ma.gov>; Tin Htway <tthtway@marlborough-ma.gov>; John Garside <jgarside@marlborough-ma.gov>
Cc: Karen Boule <kboule@marlborough-ma.gov>
Subject: FYI TO SITE PLAN MEMBERS: 13-15 Mechanic Street and Armory, Lincoln Street, Proposed Special Permits to be heard by Urban Affairs on September 6 at 7:30 PM

As noted above, the Urban Affairs September 6th agenda will include two special permit applications:

- 13-15 Mechanic Street, expansion of Marino's auto use;
- Lincoln Street former Armory housing project.

I am waiting on the draft decision from Atty. Falk for the special permit for the armory—it should arrive shortly.

Hopefully, you will be able to submit comments for the meeting.

KB

Karen A. Boule, Secretary
Marlborough City Council
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Marlborough, MA 01752
508-460-3711
citycouncil@marlborough-ma.gov

City Council

From: Kevin Breen
Sent: Wednesday, August 30, 2023 5:05 PM
To: City Council
Cc: Karen Boule; Jeffrey Emanuelson
Subject: FW: From Atty, Falk for comment to the Urban Affairs Committee, Sept. 6th meeting: Review of Special Permit Application, Housing Development, Armory

Hi Karen:

I asked Asst. Chief Emanuelson to respond to this draft decision because I was not available and did not participate in any review of this project when it came before site plan committee. Please see his response on behalf of MFD.

Many thanks,

KJB

KEVIN J. BREEN, FIRE CHIEF
MARLBOROUGH FIRE DEPARTMENT
215 MAPLE STREET
MARLBOROUGH, MA 01752
(508) 624-6986

From: Jeffrey Emanuelson <jeffemanuelson@marlborough-ma.gov>
Sent: Wednesday, August 30, 2023 2:46 PM
To: Kevin Breen <kbreen@marlborough-ma.gov>
Subject: RE: From Atty, Falk for comment to the Urban Affairs Committee, Sept. 6th meeting: Review of Special Permit Application, Housing Development, Armory

Chief:

No further FD comments for this project. The applicant has addressed all of our concerns with the site during the review process and the final plan reflects the changes.

Jeff

Jeffrey S. Emanuelson

Jeffrey S. Emanuelson, EFO
Assistant Fire Chief
Marlborough Fire Department
215 Maple Street
Marlborough, MA 01752

City Council

From: Thomas DiPersio
Sent: Friday, September 1, 2023 1:19 PM
To: City Council
Subject: Order No. 23-1008939

I have reviewed the Special Permit Decision for the Application of George Voyiatzis for a multifamily project at 358 Lincoln Street, and have only the following comments:

- Recommend the following additional language to the end of Condition 6 (Landscape Easement over 31 Gay Street): "The landscaping shown on the approved site plan within this easement area shall be maintained in perpetuity as part of the 358 Lincoln Street property maintenance."
- As noted in condition number 2, final details related to drainage, parking, landscaping, etc. will be reviewed and approved during Site Plan Review.

If you have any questions please feel free to contact me.
Thank you

Thomas DiPersio, Jr., PE, PLS
City Engineer
Department of Public Works
135 Neil Street
Marlborough, MA 01752
Phone:(508)624-6910x33200
tdipersio@marlborough-ma.gov



_____, 2023

**NOTICE OF DECISION
GRANT OF SPECIAL PERMIT**

In City Council
Order No. #23-1008939

Application of:
George Voyiatzis

Locus: 358 Lincoln Streets
Assessors Map 69, Parcels 265 and 267

DECISION

The City Council of the City of Marlborough hereby GRANTS the Application of George Voyiatzis, with a mailing address of 115 Pleasant Street, Cambridge, MA 02139, as provided in the DECISION and subject to the Findings of Fact and Conditions contained therein.

Decision date: _____, 2023

The Decision of the City Council was filed in the Office of the City Clerk of the City of Marlborough on the [] day of [], 2023.

APPEALS

Appeals, if any shall be made pursuant to Massachusetts General Laws, Chapter 40A, Section 17 and shall be filed within twenty (20) days after the date of the filing of this Notice of Decision in the Office of the City Clerk of the City of Marlborough, MA.

A TRUE COPY
ATTEST:

City Clerk

ORDERED:

IN CITY COUNCIL

DECISION ON A SPECIAL PERMIT

Application of:
George Voyiatzis

Locus: 358 Lincoln Streets
Assessors Map 69, Parcels 265 and 267

**DECISION ON A SPECIAL PERMIT
ORDER NO. 23-1008939**

The City Council of the City of Marlborough hereby GRANTS the Application for a Special Permit to George Voyiatzis (the “Applicant”) for a multifamily project at 358 Lincoln Street in the Neighborhood Business Zoning District, as provided in this Decision and subject to the following Findings of Fact and Conditions.

FINDINGS OF FACT

1. The Applicant, George Voyiatzis, is the Manager of Lincoln 358 Realty, LLC, which owns the property located 358 Lincoln Street in Marlborough, MA, being shown on Assessors Map 69 as Parcels 265 and 267, as shown on the Plans referenced in paragraph 5 below (the “Site”). The Applicant has a mailing address of 115 Pleasant Street, Cambridge, MA 02139.
2. In accordance with Section 650-12.B, Section 650-17, Section 650-18(A)(4), and Section 650-39 of the Zoning Ordinance of the City of Marlborough (the “Zoning Ordinance”), the Applicant proposes a multifamily dwelling at the Site (the “Use”). As shown on the Plans referenced in paragraph 5 below, the Use consists of 17 residential units in a former armory building, a parking area with 32 spaces, and landscaped areas.
3. The Applicant filed with the City Clerk of the City of Marlborough an Application for a Special Permit (“Application”) for the Use.
4. In connection with the Application, the Applicant submitted a certified list of abutters, filing fees, and a site plan entitled “Proposed Addition To: 358 Lincoln Street” by Spruhan Engineering, P.C., with the last revision date of August , 2023 (the “Plans”) attached hereto as **“Attachment A.”**

5. The Application was certified as complete by the Building Commissioner of the City of Marlborough, acting on behalf of the City Planner for the City of Marlborough, in accordance with the Rules and Regulations promulgated by the City Council for the issuance of a Special Permit.

6. The Site is located in the Neighborhood Business Zoning District.

7. The Site has an area of 24,768 square feet +/- as shown on the Plans.

8. The armory building on the Site is preexisting nonconforming with respect front, side, and rear yard setbacks, and parking.

9. Pursuant to the Rules and Regulations of the City Council for the City of Marlborough and applicable statutes of the Commonwealth of Massachusetts, the City Council established a date for a public hearing on the Application and the City Clerk for the City of Marlborough caused notice of the same to be advertised and determined that notice of the same was provided to abutters entitled thereto in accordance with applicable regulations and law.

10. The Marlborough City Council, pursuant to Massachusetts General Laws Chapter 40A, opened a public hearing on the Application on Monday, August 21, 2023. The public hearing was held at the Marlborough City Hall, 140 Main Street. The hearing was closed on August 21, 2023.

11. The Applicant, through its representatives, presented testimony at the public hearing detailing the Use, describing its impact upon municipal services, the neighborhood, and traffic.

12. At the public hearing, five members of the public spoke in favor of the use and no members of the public spoke in opposition to the Use.

13. Councilor Teona Brown was absent from the single session of the public hearing on the Application. Prior to the vote on this decision, Councilor Brown filed a written certification as to examination of all the evidence and testimony received at the hearing session as set forth in "**Attachment B**" hereto, made as part of the record of the hearing, in accordance with Massachusetts General Laws Chapter 39, Section 23D.

**BASED ON THE ABOVE, THE CITY COUNCIL MAKES THE FOLLOWING
FINDINGS AND TAKES THE FOLLOWING ACTIONS**

A. The Applicant has complied with all Rules and Regulations promulgated by the Marlborough City Council as they pertain to special permit applications.

B. The City Council finds that the proposed change of the preexisting nonconforming building to a multifamily dwelling use with parking areas and landscaping would not be substantially more detrimental to the neighborhood than the prior armory use of the Site.

C. The City Council finds that the floor and ground area of the preexisting nonconforming building is not enlarged by more than 25% as part of the Use.

D. The City Council finds that the proposed Use of the Site is an appropriate use and in harmony with the general purpose and intent of the Zoning Ordinance of the City of Marlborough when subject to the appropriate terms and conditions as provided herein. The City Council makes these findings subject to the completion and adherence by the Applicant, its successors and/or assigns to the conditions more fully set forth herein.

E. The City Council, pursuant to its authority under Massachusetts General Laws Chapter 40A and the Zoning Ordinance of the City of Marlborough hereby GRANTS the Applicant a Special Permit for a multifamily dwelling at the Site as shown on the Plans filed, SUBJECT TO THE FOLLOWING CONDITIONS, which conditions shall be binding on the Applicant, its successors and/or assigns:

1. Construction in Accordance with Applicable Laws. Construction of all structures on the Site is to be in accordance with all applicable Building Codes and Zoning Regulations in effect in the City of Marlborough and the Commonwealth of Massachusetts and shall be built according to the Plans as may be amended during Site Plan Review.

2. Site Plan Review. The issuance of the Special Permit is further subject to detailed Site Plan Review by the Site Plan Review Committee, in accordance with the City of Marlborough Site Plan Review Ordinance prior to the issuance of the building permit. Any additional changes, alterations, modifications or amendments, as required during the process of Site Plan Review, shall be further conditions attached to the building permit, and a final certificate of occupancy shall not be issued until the Applicant has complied with all conditions, provided that the Site Plan Committee may authorize the phasing of site and building work depending upon weather conditions and other factors. Subsequent Site Plan Review shall be consistent with the conditions of this Special Permit and the Plans submitted, reviewed and approved by the City Council as the Special Permit Granting Authority.

3. Modification of Plans. Notwithstanding conditions #1 and #2 above, the Site Plan Review Committee may approve minor amendments to the Plans, so long as said changes do not materially increase the impervious area of the Use, alter traffic flow, or materially increase the size of the building, or increase the number of residential units, all as shown on the Plans.

4. Incorporation of Submissions. All plans, photo renderings, site evaluations, briefs and other documentation provided by the Applicant as part of the Application, and as amended or revised during the application/hearing process before the City Council and/or the City Council's Urban Affairs Committee, are herein incorporated into and become a part of this Special Permit and become conditions and requirements of the same, unless otherwise altered by the City Council.

5. Storm Water and Erosion Control Management. The Applicant shall ensure that its site superintendent during construction of the project is competent in stormwater and erosion control management. This individual(s)' credentials shall be acceptable to the Engineering

Division of the City’s Department of Public Works and the City’s Conservation Commission. This individual(s) shall be responsible for checking the Site before, during, and after storm events including weekends and evenings when storms are predicted. This individual(s) shall ensure that no untreated stormwater leaves the Site consistent with the State’s and the City’s stormwater regulations. This individual(s) shall ensure compliance with the approved sequence of construction plan and the approved erosion control plan. The Applicant shall grant this individual(s) complete authority of the Site as it relates to stormwater and erosion controls.

6. Landscaping Easement over 31 Gay Street. Prior to the issuance of a building permit for the Use, the Applicant shall obtain and have recorded with the Middlesex South District Registry of Deeds a permanent landscaping easement over a portion of the abutting property located at 31 Gay Street, as shown on the Plans.

7. Lighting. Exterior lighting at the Site shall be downward facing and shielded to minimize impacts on neighboring properties, with a lighting plan for the Site to be reviewed and further conditioned during the Site Plan Review process.

8. Electric Utilities. The Use shall have all-electric utilities, including heat, air conditioning, and hot water.

9. Compliance with Applicable Laws. The Applicant shall comply with all municipal, state, and federal rules, regulations, and ordinances as they may apply to the construction, maintenance, and operation of the Use.

10. Recording of Decision. In accordance with the provisions of Massachusetts General Laws, Chapter 40A, Section 11, the Applicant, at its expense shall record this Special Permit in the Middlesex South Registry of Deeds after the City Clerk has certified that the twenty-day period for appealing this Special Permit has elapsed with no appeal having been filed, and before the Applicant has applied to the Building Commissioner for a building permit. Upon recording, the Applicant shall forthwith provide a copy of the recorded Special Permit to the City Council’s office, the Building Department, and the City Solicitor’s office.

Yea: ___ - Nay: ___ -Absent - ___

Yea: _____, _____, _____, _____, _____, _____, _____, _____,

Nay: _____, _____,

Absent: _____, _____,

Signed by City Council President
Michael H. Ossing

ADOPTED
In City Council
Order No. #23-1008939

Attachment A

Attachment B



IN CITY COUNCIL

Marlborough, Mass., JULY 24, 2023

ORDERED:

That there being no objection thereto set **MONDAY AUGUST 21, 2023**, as the **DATE FOR PUBLIC HEARING**, on the Application for Special Permit from George Voyiatzis, to convert an existing structure into a multi-family residential building consisting of 17 units in the Neighborhood Business District at 358 Lincoln Street, be and is herewith referred to the **URBAN AFFAIRS COMMITTEE & ADVERTISE**.

Ninety days after public hearing is 11/19/23 which falls on a Sunday, therefore 11/20/23 would be considered the 90th day.

ADOPTED

ORDER NO. 23-1008939

**CITY OF MARLBOROUGH
OFFICE OF THE CITY CLERK**

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

APPLICATION TO CITY COUNCIL FOR ISSUANCE OF SPECIAL PERMIT

2023 JUL 10 AM 10:28

1. Name and address of Petitioner or Applicant:

George Voyiatzis 115 Pleasant Street, Cambridge MA 02139

2. Specific Location of property including Assessor's Plate and Parcel Number.

358 Lincoln St || MAP 69, PARCEL 265, 267

3. Name and address of owner of land if other than Petitioner or Applicant:

4. Legal interest of Petitioner or Applicant (owner, lessee, prospective owner, etc.)

5. Specific Zoning Ordinance under which the Special Permit is sought:

Article 650 Section 39 Paragraph E Sub-paragraph _____

6. Zoning District in which property in question is located:

Zone NB (Neighborhood Business District)

7. Specific reason(s) for seeking Special Permit

Approval of a 17 Unit Multifamily Project

8. List of names and addresses of abutter. SEPARATE SHEET ATTACHED

PETITION IS HEREBY MADE FOR THE ISSUANCE OF A SPECIAL PERMIT BY THE CITY COUNCIL OF THE CITY OF MARLBOROUGH AND IS BASED ON THE WITHIN PETITION OR APPLICATION AS FILED HERewith AND MADE PART OF SAID PETITION.

Signature of Petitioner or Applicant

Address: 115 Pleasant St.

Cambridge, MA 02139

Telephone No. 508-479-6405

Date: 6/28/23

LIST OF NAMES AND ADDRESS OF ABUTTERS
AS REQUESTED ON THE APPLICATION FOR SPECIAL PERMIT OF:

George Voyiatzis - Armory on French Hill

(Name of Petitioner)

FOR THE ISSUANCE OF SPECIAL PERMIT BY THE CITY COUNCIL OF THE CITY OF MARLBOROUGH UNDER CHAPTER 650, ZONING, OF THE CODE OF THE CITY OF MARLBOROUGH.

(Abutters as defined in §650-59, Section 4H, **Powers and Procedure of Special-Permit Granting Authorities**)

55 RK MECHANIC STREET LLC
55 MECHANIC ST
MARLBOROUGH, MA 01752

BURKE PAUL J TR
HOWLAND REALTY TRUST
101 PARMENTER RD
FRAMINGHAM, MA 01701

DALY JOSEPHINE S
KEVIN J DALY
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MARLBOROUGH, MA 01752

59-61 MECHANIC STREET LLC
C/O JOHN CANTY
322 LINCOLN ST
MARLBOROUGH, MA 01752

BUTLER STEVEN
24 BUTMAN RD
HUDSON, MA 01749

DE OLIVEIRA WANDERLI JOSE
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CITY OF MARLBOROUGH
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ASSEMBLY OF GOD
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AMY E SUPPLE
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BEVERLY R NORGOAL
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QUEVEDO EDUARDO A
GLORIA SANCHEZ
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SWEET HOME PROPERTY MANAG
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OLINDA OAK
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R SCOTT PULVER TR
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OBRIEN MARY ANN
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ROMAN LUZ D
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TOBIO REALTY LLC
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MEGAN E B HERMAN
406 LINCOLN ST #201
MARLBOROUGH, MA 01752

TONTHAT NHAN PAUL
TRICIA APPERT
406 LINCOLN ST #203
MARLBOROUGH, MA 01752

TSAVALIAKOGLU ABRAM
406 LINCOLN ST #102
MARLBOROUGH, MA 01752

TYAGI GIRISH
BHAVNA TYAGI
406 LINCOLN ST #206
MARLBOROUGH, MA 01752

VALARIOTI DOMENIC J
103 PRESTON ST
MARLBOROUGH, MA 01752

VALARIOTI JOSEPH A TR
LINCOLN & MECHANICS STREE
C/O DOMENIC VALARIOTI
53 CENTRAL ST
MARLBOROUGH, MA 01752

VARGAS JAQUELINE A
46 WINTHROP ST
MARLBOROUGH, MA 01752

VOYIATZIS GEORGE TR
LINCOLN 353 REALTY TRUST
115 PLEASANT ST
CAMBRIDGE, MA 02141

WAGUESPACK MICHAEL J
406 LINCOLN ST #104
MARLBOROUGH, MA 01752

WALDRON ROBERT A TRUSTEE
ROBERT A P WALDRON REVOCA
14 CHESTNUT ST
MARLBOROUGH, MA 01752

WATSON ZACHARY
ALYSSA WATSON
43 WINTHROP ST
MARLBOROUGH, MA 01752

WHITE ROBERT P
15 HASTINGS ST
MARLBOROUGH, MA 01752

SPECIAL PERMIT-SUMMARY IMPACT STATEMENT

Applicant's Name: George Voyiatzis Address: 115 Pleasant St. Cambridge, MA 02139

Project Name: Armory on French Hill Address: 358 Lincoln Street

1. PROPOSED USE: (describe) Multifamily Residential Building, 15 two bedroom and 2 one benroom Units.

2. EXPANSION OR NEW: Expansion

3. SIZE: floor area sq. ft. 29,848 1st floor 7,462 all floors 29,848

buildings 1 # stories 3.5 lot area (s.f.) 24,768

4. LOT COVERAGE: 66.7% %Landscaped area: 33.3% %

5. POPULATION ON SITE: Number of people expected on site at anytime:
Normal: 25 Peak period: 32

6. TRAFFIC:
(A) Number of vehicles parked on site:
During regular hours: 16 Peak period: 32

(B) How many service vehicles will service the development and on what schedule?
Trash Pick-up (Weekly)

7. LIGHT: How will the development be lit at the exterior? How much light will leave the property and enter the abutting property? All light sources will be shielded to prevent light and glare spillover to adjacent property. Outdoor lighting will not exceed 0.50 footcandles at any point on the abutting property

8. NOISE:
(A) Compare the noise levels of the proposed development to those that exist in the area now.
No Change in Noise Levels

(B) Described any major sources of noise generation in the proposed development and include their usual times of operation. No major sources of noise generation in the proposed development

9. AIR: What sources of potential air pollution will exist at the development? No air pollution will exist at the development

10. WATER AND SEWER: Describe any unusual generation of waste. No unusual generation of waste

11. HAZARDOUS MATERIAL: List any types of Hazardous Waste that will be on-site. How will this waste be stored? Where? How much will be in storage on a daily basis? How will it be disposed? No Hazardous waste will be generated or stored on-site

***Attach additional sheets if necessary**



**CITY OF MARLBOROUGH
MARLBOROUGH, MASSACHUSETTS 01752**

City Hall

140 Main St.

Marlborough, Massachusetts 01752

Voice (508) 460-3775 Facsimile (508) 460-3723 TTD (508) 460-3610

President and Members City Council

Date: 6-28-23

**SPECIAL PERMIT APPLICATION
CERTIFICATION BY PLANNING DEPARTMENT**

Project Name: Armory on French Hill

Project Use Summary: Multifamily Project 17 Residential units

Project Street Address: 358 Lincoln St.

Plate: 69 Parcel: 265,267

Applicant/Developer Name: George Voyiatzis

Plan Date: 5-17-23 Revision Date: 6-23-23

Dear President and Members:

In accordance with the City Council's Rules for Special Permit Applications, I hereby certify that the Site Plan filed with the City Clerk has been reviewed by the Building Department within the limits of work shown on the plan, and that said plan meets all prior referenced informational requirements of Section 7; that the plan conforms in all aspects to City Code and to these Rules and Regulations, and that any necessary zoning variances have been already granted by the Marlborough Zoning Board of Appeals, and any applicable appeal period concerning said variances have run.

Very truly yours,


Tin Htway
Acting Director of Planning

Application Fee to submit to
City Clerk's office

\$650.00

**City of Marlborough, Massachusetts
CITY CLERK DEPARTMENT**

**Steven W. Kerrigan
City Clerk**



Dear Applicant,

To ensure that each department listed below receives a copy of your completed Special Permit application, please hand-deliver to each department as instructions indicate below.

PLACE A CHECK-MARK AFTER HAND-DELIVERING THE APPLICATION TO THE FOLLOWING DEPARTMENTS AND SIGN YOUR NAME & DATE IT ACCORDINGLY. MAKE SURE THIS PAGE IS SIGNED AND RETURNED TO THE CITY CLERK'S OFFICE WITH THE COMPLETED APPLICATION. THE CITY CLERK'S OFFICE WILL NOT ACCEPT THE APPLICATION WITHOUT THE SIGNATURE OF THE APPLICANT OR PETITIONER AS INDICATED BELOW.

1 SET	POLICE CHIEF <u>KL</u>
1 SET	FIRE CHIEF <u>KL</u>
1 SET	CITY ENGINEER <u>KL</u>
1 SET	DIRECTOR OF PLANNING <u>KL</u>
1 SET	CONSERVATION OFFICER (IF WETLANDS AFFECTED) _____
1 SET	BUILDING COMMISSIONER <u>KL</u>
12 SETS	OFFICE OF THE CITY COUNCIL <u>KL</u>
3 SETS	OFFICE OF THE CITY CLERK <u>KL</u> (MUST be Original & 2 Complete Sets)

Steven W. Kerrigan
Signature

7-3-23
Date

Thank you for your cooperation in this matter.

Sincerely,

*Steven W. Kerrigan
City Clerk*

**City of Marlborough, Massachusetts
CITY CLERK DEPARTMENT**

**Steven W. Kerrigan
City Clerk**



I certify under the penalties of perjury that I, to my best knowledge and belief, have filed all Municipal tax returns and paid all Municipal taxes required under law.

Company Name

LINCOLN 358 REALTY LLC

Owner Name/Officer Name of LLC or Corporation

George Voyiatzis

Owner/Officer Complete Address and Telephone Number

115 Pleasant Street

Cambridge, MA 02139

Phone: (508) 479-6405

Signature of Applicant

Attorney on behalf of Applicant, if applicable

The Special Permit Package will not be accepted unless this certification clause is signed by the applicant and the Tax Collector.



Tax Collector